001.0	0002	0027.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	968,500 / 968,500
					USE VALUE:	968,500 / 968,500
					ASSESSED:	968,500 / 968,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42	-44	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AGERBAK SUSANNE
Owner 2:	
Owner 3:	
Street 1:	44 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CLIFFORD JOHN J JR -
Owner 2:	-
Street 1:	44 THORNDIKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2449 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 17 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	531,400	5,100	432,000	968,500
Total Card	0.092	531,400	5,100	432,000	968,500
Total Parcel	0.092	531,400	5,100	432,000	968,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.47 /Parcel: 395.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 652

GIS Ref

GIS Ref

Insp Date 08/30/17

!64!

PREVIOUS ASSESSMENT

Parcel ID 001.0-0002-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	531,400	5100	4,000.	432,000	968,500		Year end	12/23/2021
2021	104	FV	506,900	5100	4,000.	432,000	944,000		Year End Roll	12/10/2020
2020	104	FV	506,900	5100	4,000.	432,000	944,000	944,000	Year End Roll	12/18/2019
2019	104	FV	376,900	5100	4,000.	459,000	841,000	841,000	Year End Roll	1/3/2019
2018	104	FV	376,900	5100	4,000.	334,800	716,800	716,800	Year End Roll	12/20/2017
2017	104	FV	351,100	5100	4,000.	291,600	647,800	647,800	Year End Roll	1/3/2017
2016	104	FV	351,100	5100	4,000.	248,400	604,600	604,600	Year End	1/4/2016
2015	104	FV	311,900	5100	4,000.	243,000	560,000	560,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	17:57:17

LAST REV

Date	Time
05/09/18	11:24:45
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 64

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLIFFORD JOHN J	1407-26		10/28/2011		552,000	No	No		
CLIFFORD JOHN J	1233-153		2/16/2001	Family	1	No	No		
MEHREZ ISAAC O	1176-2		8/18/1987		265,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2014	1344	New Wind	8,884					Install 5 windows
4/23/2002	303	Porch	33,000	O		G4	GR FY04	PARTIAL ENCLOSURE

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2017	Meas/Inspect	HS	Hanne S
8/25/2017	MEAS&NOTICE	HS	Hanne S
1/28/2012	MLS	EMK	Ellen K
1/20/2009	Meas/Inspect	372	PATRIOT
10/21/1999	Missed Appt.	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	163	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	652
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07874632
Const Adj.:	0.99980003
Adj $ / SQ:	194.136
Other Features:	104000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	652870
Depreciation:	121434
Depreciated Total:	531436

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	17	BRs:	8	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

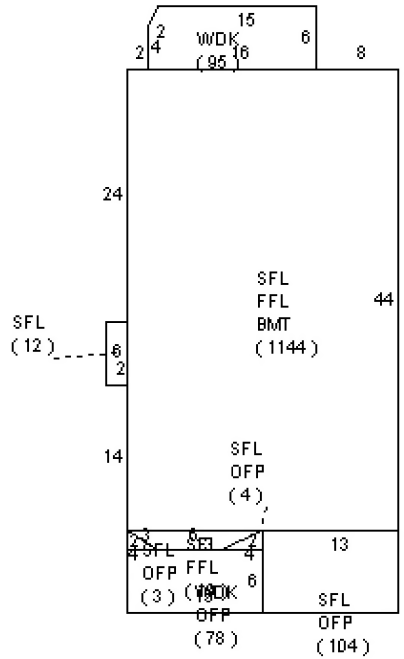
No Unit	RMS	BRS	FL
2	6	3	
1	5	2	
Totals			
3	17	8	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	194.14
Special Features:	0	Val/Su Net:	134.36
Final Total:	531400	Val/Su SzAd	216.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,286	194.140	249,658
FFL	First Floor	1,163	194.140	225,780
BMT	Basement	1,144	58.240	66,627
OFP	Open Porch	189	25.230	4,768
WDK	Deck	173	11.780	2,038

Net Sketched Area:	3,955			Total:	548,871
Size Ad	2449	Gross Area	3955	FinArea	2449

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

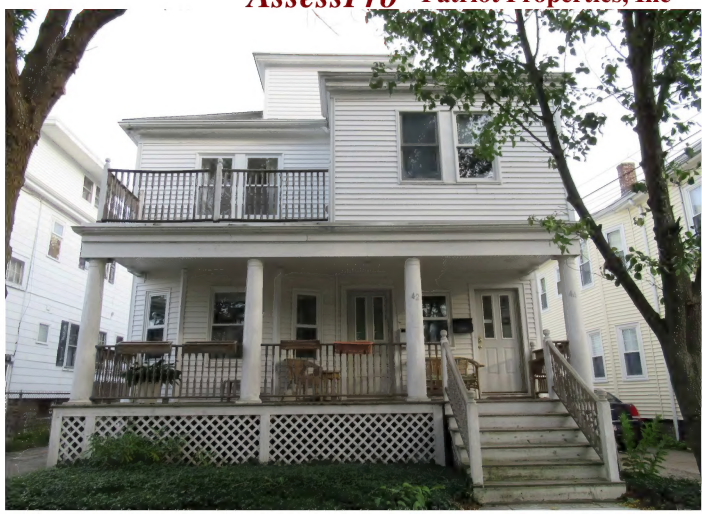
SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0002-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc